

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development – Hyderabad Metropolitan Development Authority – Allotment of land in Sy.No.41/14, Khanamet Village, Serilingampally Mandal, Ranga Reddy District to an extent of Acrs.4-00 to M/s Hospitalia Eastern Private Ltd. for establishment of International Quality Speciality Hospital with associated commercial and residential facilities e.t.c., on lease basis for a period of 33 years on payment of 5% of the market value of land at Rs.10,000/- per Sq. Yard. as annual lease rent with annual escalation of 5% over the previous year amount – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 482,

Dated: 08.11.2010.

Read the following:

1. From M/s Hospitalia Eastern Private Limited, New Delhi Representations Dated:22.07.2010.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Lr.No.B5/467/2010, Dated:27.09.2010.

ORDER:

M/s Hospitalia Eastern Private Limited, New Delhi have represented to the Government for allotment of suitable land for development of an International Quality Speiality Hospital with associated commercial and residential facilities e.t.c., to an extent of Acrs.4-00 in Survey No.41/14, Khanamet Village, Serilingampally Mandal, Ranga Reddy District on lease basis. They have further stated that the proposed Hospital Project would contribute better patient care and health management in the City of Hyderabad and they would have tie-up with 'FORTIS' Health care chain which is one of the largest Private Health care facilities in India. They will adopt three to four villages in the adjoining Districts of Medak and Ranga Reddy and take care for overall health care of the Villagers and also conduct health checkup, cardiology and Eye camps in different parts of the State in association with Loins Clubs and Roatary Clubs international. Investments for the proposed Project are estimated over Rs.200-00 Crores and that the employment potential of the Project would be 1000 persons direct employment and another 800 persons indirect employment. They have therefore requested for allotment of suitable land on lease basis for development of an International Quality Speciality Hospital with associated commercial and residential facilities e.t.c., to an extent of Acrs.4-00 in Survey No.41/14, Khanamet Village, Serilingampally Mandal, Ranga Reddy District so as to enable them to provide good quality healthcare in the City of Hyderabad on the similar lines of other cases.

2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in the letter second read above has reported that, the Empowered committee has allotted Acs.105.13 gts in Sy.No. 41/14 to Hyderabad Urban Development Authority / Hyderabad Metropolitan Development Authority in its meeting held on 28.06.2008 for resource mobilization. The basic value of the lands at Khanamet as per Sub Registrar Records is Rs.20,000/- per Sq.Yard for commercial and the Empowered Committee has recommended the alienation of Khanamet land on market value of Rs.12.00 Crores Per Acre in the year 2008. As per the report of M/s Cushman & Wakefield India pvt. Ltd., and M/s CBRE, the valuation of the land available at Khanamet village is Rs. 6.70 Crores Per Acre and Rs.6.00 to 6.50 Crores per Acre respectively. He has, therefore, requested the Government to consider the request of the

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petitioners for allotment of land to an extent of Acs. 4.00 gts of land in the Sy.No.41/14 of Khanamet village, Serilingampally Mandal, on outright sale @ Rs. 10.00 Crores per Acre in view of present poor financial position of the organization.

3. Government have been allotting land on long lease basis, for attracting investment, to various promoters for Commercial, Innovative and Tourism Projects. In the G.O.Ms.No.406, Municipal Administration and Urban Development (I₁) Department, Dated:23.09.2010 orders have been issued permitting the Hyderabad Metropolitan Development Authority to lease out the land to an extent of Acs.5-00 in Sy.No.41/14, Khanamet Village, Serilingampally Mandal, Ranga Reddy District in favour of M/s UMAK Resorts (P) Ltd. for establishment of Internationally branded Star Luxury Hotel and associated commercial and residential facilities, for a period of 33 years on payment of 5% of the market value of land at Rs.10,000/- (Rupees Ten Thousand Only) per Sq. yard as annual lease rent with annual escalation of 5% over the previous year amount in relaxation of the existing orders in order to encourage the hotel industry which has multiplier effect in creation of new jobs as well as revenue creation to the State.

4. Government after careful examination of the matter in detail with reference to the report of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority and other similar cases and also keeping in view the requirement of good quality health care facilities in Hyderabad and as the proposed project would provide direct / indirect employment to around 1800 persons, hereby permit the Hyderabad Metropolitan Development Authority to lease out the land admeasuring Acs.4-00 in Sy.No.41/14, Khanamet Village, Serilingampally Mandal, Ranga Reddy District in favour of M/s Hospitalia Eastern Private Ltd. for establishment of International Quality Speciality Hospital with associated commercial and residential facilities e.t.c., for a period of 33 years on payment of 5% of the market value of land at Rs.10,000/- (Rupees Ten Thousand Only) per Sq. yard as annual lease rent with annual escalation of 5% over the previous year amount, on par with similar orders issued in G.O.Ms.No.406, MA & UD (I₁) Dept., Dated:23.09.2010, subject to extending services to weaker section patients as in similar cases viz., Apollo Hospital, in relaxation of the existing orders.

5. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall take necessary further action accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF THE ANDHRA PRADESH)

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
M/s Hospitalia Eastern Private Limited, 55,
Hanuman Road, Cannught Place, New Delhi – 110 001.

Copy to:

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
The District Collector, Ranga Reddy District.
The General Administration (Cabinet) Department.
P.S. to Spl. Secretary to C.M. / P.S. to Minister for Municipal Admn.
P.S. to Principal Secretary to Govt.(UD), MA & UD Dept., / Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER